



National  
Trust

Yorkshire – Bransdale

# To let

**Yoad House, Bransdale, North Yorkshire**

Yoad House is a quaint country cottage located in the heart of the North York Moors National Park. Internally this home boasts 2 bedrooms, a family bathroom, a good-sized reception room and spacious kitchen. The outside includes a garden, small paddock and uninterrupted views over open countryside. The property also benefits from a range of outbuildings suitable for domestic storage or ancillary business use (subject to obtaining permissions).



**Rent: £945 PCM. Available from July 2026.**

**VIEWINGS BY APPOINTMENT ONLY**

## The Location

The property is situated within the Bransdale area of the North York Moors National Park and is 10 miles from the popular market towns of Helmsley and Kirkbymoorside where local amenities are available. The closest primary school is in Gillamoor.

This property is part of the National Trust's Bransdale Estate, which came to the Trust in the 1970s. Bransdale comprises a number of let farms and cottages and an impressive 19th century shooting lodge, with the Trust's landholding extending to some 1960 acres. Agriculture and field sports are the main sources of employment in the area, although some tenants work from home and others commute to workplaces elsewhere.

"The Dale" is a place of discovery. Within the Dale a series of rights of way provide walkers with a chance to experience the tranquility and intimacy of the valley in contrast to the surrounding open moorland.

**What 3 words location: ///taken.hindering.branching**

## The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

<b>The Property</b>	
<b><u>Ground Floor</u></b>	
Entrance porch	Storage for shoes and coats.
Leading to:	
Kitchen/Diner	(approx. 5.1m x 4.0m) Single drainer sink with a range of base and wall units. Space for single free-standing oven and fridge/freezer. Plumbing for washing machine and/or dishwasher. Space for dining table.
Reception Room	(approx. 4.3m x 4.4m) Various electric sockets, T.V. aerial point, telephone socket and radiators. Wood burning stove.
	Stairs leading from reception room.
Bathroom	White suite comprising of bath, WC, wash hand basin, towel radiator, extractor fan.
Bedroom 1	(approx. 4.1m x 4.4m) Various electric sockets, radiator and storage cupboard.
Bedroom 2	(approx. 2.5m x 3.5m) Various electric sockets, radiator and storage cupboard.
<b><u>Outside</u></b>	Ample parking space in the yard, garden and a paddock.  The single story outbuilding comprises of a range of separate rooms which includes the property water treatment plant in bespoke enclosure.

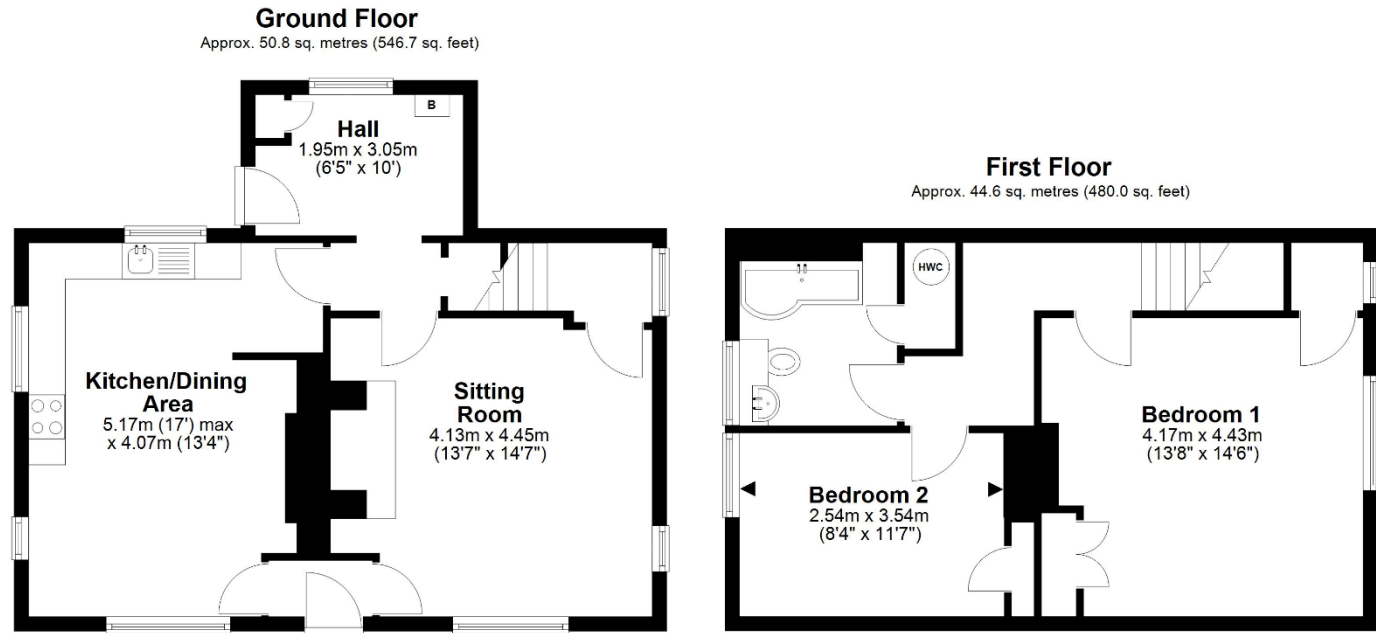


<b><u>Important Points of Note</u></b>	<p>All outbuildings are let as seen.</p> <p>A small paddock is included in the tenancy but this area is not considered sufficient to accommodate sheep, pigs, cattle, horses, alpacas or other large livestock.</p>
<b><u>Business Use</u></b>	<p>Whilst it is expected that the property will be used as a home, there is potential for ancillary business use in the outbuildings, subject to some investment by the tenant.</p> <p>Applicants are advised to discuss any proposals with the National Trust before submitting an application - we will only invite applications for proposals we consider appropriate. If business use is permitted, this may affect the type of tenancy agreement offered and the rent charged. Planning permission may also be required.</p>
<b><u>Outgoings and Services</u></b>	<p>The water supply is via a private filtered spring fed supply.</p> <p>Foul water for the property is dealt with by a private septic tank.</p> <p>The property benefits from oil fired central heating.</p> <p>TV and Internet connection must be organised by the tenant.</p> <p>Fibre internet is not available – 4G and satellite options are available.</p>
<b><u>Council Tax</u></b>	<p>The tenant is to pay any council tax due. The property is in Band D for Council Tax payable to North Yorkshire Council.</p>
<b><u>Energy Performance Certificate</u></b>	<p>An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.</p>
<b>The Tenancy</b>	
<b><u>Term</u></b>	<p>The property is available to let under an Assured Periodic Tenancy.</p>
<b><u>Rent</u></b>	<p>The prospective tenant is asked to pay £945 per calendar month for the rental of this property, The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.</p>
<b><u>Rent reviews</u></b>	<p>The National Trust will carry out rent reviews of the property as permitted by legislation.</p>
<b><u>Deposit</u></b>	<p>The Tenant will not be required to pay a deposit or a holding deposit for this property.</p>
<b><u>Insurance</u></b>	<p>The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.</p>

<u>Repairing Responsibilities</u> (Summary)	<p><b>The Trust</b> will be responsible for repairs to the structure, exterior of the building, installations for the supply of services and external decoration.</p> <p><b>The Tenant</b> will be responsible for internal repairs and decoration of the property and maintaining the garden and grounds.</p>
<u>Tenants Items</u>	Tenants are to provide their own white goods.
<u>Sub Letting</u>	The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.
<u>Pets</u>	Tenants must seek the landlord's permission for any animals or birds to be kept at the property. Please note that the property is surrounded by a working farmland.



# Floor Plan



Total area: approx. 95.4 sq. metres (1026.8 sq. feet)

**Yoad House, Bransdale**

## Viewings and Further Information

For further information about being a National Trust tenant, you can visit us online [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

<u>Viewings</u>	<u>Viewings strictly by appointment only.</u> Contact Nicola Bateson on 07484 547 000 or <a href="mailto:nicola.bateson@nationaltrust.org.uk">nicola.bateson@nationaltrust.org.uk</a> for more information.
<u>Contact</u>	Yorkshire Regional office Goddards, 27 Tadcaster Road, Dringhouses, York YO24 1GG
<u>GDPR</u>	<p>Our full Privacy Policy can be found online at <a href="https://www.nationaltrust.org.uk/features/privacy-policy">https://www.nationaltrust.org.uk/features/privacy-policy</a></p> <p>As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.</p>

## Tenant Fees Act 2019

### National Trust Permitted Payments Schedule

Permitted Payment	Notes
<b>Deposits</b>	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <i>we do not</i> currently take deposits or holding deposits for our residential lettings.
<b>The Rent</b>	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
<b>Utilities (Water, Gas, Electricity, Septic Tank).</b>	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate.</p> <p>Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>Where properties are connected to a spring or borehole fed water supply, we may recharge the proportional costs of servicing and repairing the water treatment plant (including the cost of labour, consumables and parts) to the tenant.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
<b>Council Tax</b>	Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
<b>Telecoms/Broadband</b>	Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband. The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.
<b>Fee for Variation of Tenancy</b>	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
<b>Early Termination of Tenancy</b>	Where the Tenant/s does not give the correct amount of notice to end a tenancy, we may request a payment no more than the amount of rent we would have received if the Tenant/s gave the correct amount of notice.
<b>Default Charges</b>	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019